



IMPORTANT DATES:

- Apr 23 Public Review of Design Review Compliance Checklist Process and Zoning Ordinance Amendment ended (POD 11-005)
- Apr 10- May 11 Public Review of General Plan Implementation Zoning Cleanup
- Apr 27 Planning Commission Hearing to Consider Workshop dates for the Draft Wind Ordinance and General Plan Amendment
- Apr 27 Planning Commission Hearing for Climate Action Plan
- May 2 County Code and Administrative Code Amendments - Second Reading (POD 11-004)
- May 2 Board of Supervisors Hearing for Draft Residential Design Review Guidelines (POD 11-008)
- Jun 20 Board of Supervisors: GP Property Requests Work Plan

For more information and additional upcoming meetings, please visit the Calendar on the General Plan Update [Web Site](#).

Advance Planning News

General Plan Property Requests Hearing Date Change – June 20

In January, the Board of Supervisors directed staff to evaluate over 50 property owner requests to change General Plan land use designations. Staff has been coordinating with planning groups and property owners and intends to return to the Board June 20 with the results of our analysis and work plan options for possible amendments to the General Plan. (Staff Contact: Kevin Johnston, kevin.johnston@sdcounty.ca.gov)

Design Review Compliance Checklist Process and Parking Regulations Zoning Ordinance Amendment (POD 11-005) Public Review Ended April 23

Draft Checklist and Parking Regulations:

http://www.sdcounty.ca.gov/dplu/Public_Review_Non-CEQA.html

Advance Planning staff is working on Zoning Ordinance amendments related to project design. The first component is intended to streamline the community design review process by creating a new optional procedure for non-discretionary approval of site plans with “B” designators for applicants that meet specific qualifying standards and criteria. In addition to the ordinance amendments, a copy of the Fallbrook Design Review Compliance Checklist is included as part of the above link to provide an example of the proposed Design Compliance Checklist format.

The second component involves amending the Off-Street Parking Design Manual and the Parking Regulations in the County of San Diego Zoning Ordinance to reflect current and reasonable parking requirements and to ensure consistency with the new procedures as well as other development regulations. Comments on these documents were due April 23. (Staff Contact: Marcus Lubich, marcus.lubich@sdcounty.ca.gov)

General Plan Implementation Zoning Cleanup (POD 12-002) Available for Public Review – April 10 - May 11

The draft ordinance and draft maps:

<http://www.sdcounty.ca.gov/dplu/advance/zoningcleanup.html>

The project proposes recommended property specific zoning changes and Zoning Ordinance Amendment text changes with regard to the General Plan Update. As part of the General Plan Update adoption in August 2011, thousands of parcels were rezoned with new use regulations and development regulations, such as building types, lot sizes or special area regulations in property specific zoning. The proposed changes in property specific zoning include oversights, omissions, errors and split-zoning revisions which may be cleaned up comprehensively with a countywide rezone cleanup to help implement the General Plan. The proposed amendments to the Zoning Ordinance text contain a new section following the Use Regulation compatibility matrix for special circumstances to allow for the complete matrix to be implemented. A hearing before the Planning Commission is tentatively scheduled for May 18.

(Staff Contact: Carl Stiehl, carl.stiehl@sdcounty.ca.gov)

Wind Ordinance Zoning Ordinance Amendment and General Plan Amendment - Planning Commission Hearing April 13

Draft Ordinance/GPA/DEIR: <http://www.sdcounty.ca.gov/dplu/ordamend.html>

April 13 Planning Commission Report: <http://www.sdcounty.ca.gov/dplu/pcnext.html>

The Planning Commission held a public hearing April 13 to consider amendments to the County's wind energy regulations. After hearing a presentation from staff and public testimony from 27 individuals, the Commission voted unanimously to schedule a workshop to review the various project issues that came up at the hearing in greater detail and to become more informed prior to making a recommendation on the proposed project. Staff will be returning to the Planning Commission on April 27 to present an outline of potential workshop issues as well as a number of options for dates on when to conduct the workshop.

(Staff Contact: Matthew Schneider, matthew.schneider@sdcounty.ca.gov)

Draft County Climate Action Plan - Planning Commission Hearing - April 27

Draft Climate Action Plan: http://www.sdcounty.ca.gov/dplu/Public_Review_Non-CEQA.html

In accordance with State law, the County has prepared a Draft County of San Diego Climate Action Plan, Draft Guidelines for Determining Significance: Climate Change, and the Draft Report Format and Content Requirements: Greenhouse Gas Analyses and Reporting. (Staff Contact: Anna Lowe, anna.lowe@sdcounty.ca.gov)

Board of Supervisors approve Zoning Ordinance Update No. 29 and County Code Amendments at March 28 Hearing

Draft Ordinance: <http://www.sdcounty.ca.gov/dplu/ordamend.html>

The Board of Supervisors approved a general clean-up to the County Zoning Ordinance March 28. Amendments included the addition of definitions, and minor revisions to various sections of the ordinance. This action also made minor changes to the County Regulatory Code and the County Administrative Code. The Zoning Ordinance amendments will go into effect April 27. The County Code changes will require a second reading May 2 and will go into effect June 1. The Zoning Ordinance amendments can be viewed by using the above link. (Staff Contact: Heather Lingelser, heather.lingelser@sdcounty.ca.gov)

Draft Residential Design Review Guidelines (POD 11-008) - Board of Supervisors Hearing May 2

Draft Guidelines: <http://www.sdcounty.ca.gov/dplu/ordamend.html>

Board of Supervisors Report: <http://www.sdcounty.ca.gov/cob/bosa/index.html>

On April 13, 2011(1), the Board of Supervisors directed staff to prepare countywide residential design guidelines. Advance Planning staff has prepared residential subdivision design guidelines that would serve as a resource tool providing direction and guidance on how best to design residential subdivisions that meet the objectives of the General Plan, Community Plans, and Conservation Subdivision Program, while maintaining the existing character of communities in unincorporated San Diego County. On April 13, the Planning Commission recommended endorsement of the draft residential subdivision design guidelines and that staff add additional graphics to the proposed design guidelines. The residential design guidelines will be brought to the Board of Supervisors for their review and adoption May 2. The draft guidelines can be viewed by using the above link. A copy of the Board of Supervisors report will also be available prior to the public hearing at the above link.

(Staff Contact: Marcus Lubich, marcus.lubich@sdcounty.ca.gov)

Forest Conservation Initiative Lands General Plan Amendment

Staff is preparing a new land use plan for the former Forest Conservation Initiative (FCI) lands in the unincorporated San Diego County. Recommendations from planning and sponsor groups are anticipated by the end of this month. Staff is considering these recommendations and will make any necessary revisions to the plan as appropriate. Then staff will begin the environmental analysis phase of the project. Once complete, any revisions to the plan, along with the environmental analysis will be distributed for public review. Information on the draft plan for the FCI lands is available at:

<http://www.sdcounty.ca.gov/dplu/advance/FCI.html>

(Staff Contact: Bob Citrano, robert.citrano@sdcounty.ca.gov)

View our Web Site for more information:

<http://www.sdcounty.ca.gov/dplu/advance/index.html>

<http://www.sdcounty.ca.gov/dplu/gpupdate>

<http://www.sdcounty.ca.gov/dplu/mscp/index.html>

To unsubscribe, please email gpupdate@sdcounty.ca.gov and request removal from email announcements.